

090.0

0002

0017.A

Map

Block

Lot

1 of 1

Residential
CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

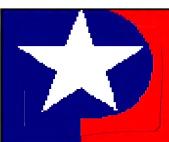
595,100 / 595,100

USE VALUE:

595,100 / 595,100

ASSESSED:

595,100 / 595,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		CRAWFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KNILL OLIVER R & RUTH	
Owner 2:	
Owner 3:	

Street 1: 60 CRAWFORD STREET	
Street 2:	

Twn/City: ARLINGTON	
StProv: MA	Cntry
Postal: 02474	Own Occ: Y

Postal: 02474	Type:
---------------	-------

PREVIOUS OWNER	
Owner 1: BURNS ALBERT H JR -	
Owner 2: -	
Street 1: 60 CRAWFORD ST	
Twn/City: ARLINGTON	

StProv: MA	Cntry
Postal: 02474	

Postal: 02474	
---------------	--

NARRATIVE DESCRIPTION	
This parcel contains .134 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Vinyl Exterior and 903 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	
Flood Haz:	
D	
s	
t	

Exempt	

Topo	8	Ledge
Street		

Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact

No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	5856	Sq. Ft.	Site	0	70.	1.02	5									416,975						417,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5856.000	175,100	3,000	417,000	595,100		57663
							GIS Ref
							GIS Ref
							Insp Date
							11/07/18

PREVIOUS ASSESSMENT		Parcel ID	090.0-0002-0017.A	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items
2022	101	FV	175,100	3000
2021	101	FV	168,900	3000
2020	101	FV	168,900	3000
2019	101	FV	146,400	1700
2018	101	FV	146,400	1700
2017	101	FV	146,400	1700
2016	101	FV	146,400	1700
2015	101	FV	145,600	1800

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
BURNS ALBERT H	54737-562		5/26/2010		355,000
MULLEN GEORGE/E	25200-600		2/28/1995		140,000

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Result	By
4/27/2004	256	Siding	MEAS&NOTICE
		12,100	CC Chris C
			12/3/2008 Meas/Inspect
			189 PATRIOT
			3/12/2005 External Ins
			BR B Rossignol
			3/2/2005 Permit Visit
			BR B Rossignol
			3/3/2000 Inspected
			270 PATRIOT
			1/21/2000 Mailer Sent
			1/21/2000 Measured
			264 KT
			8/4/1993
		Sign:	VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

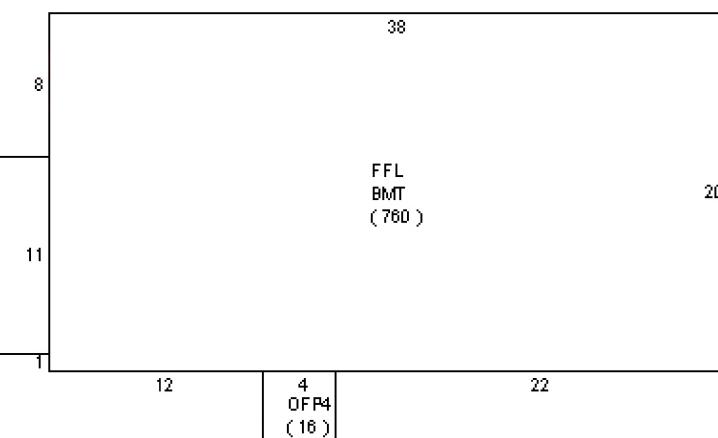
Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average

COMMENTS

--	--	--	--	--	--	--	--	--	--	--	--

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1956
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G11
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	3 - Hardwood
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Avg

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total:

18.6 %

CALC SUMMARY

Basic \$ / SQ:

100.00

Size Adj.:

1.35000002

Const Adj.:

0.99495000

Adj \$ / SQ:

134.318

Other Features:

62500

Grade Factor:

1.00

NBHD Inf:

1.00000000

NBHD Mod:

LUC Factor:

1.00

Adj Total:

215114

Depreciation:

40011

Depreciated Total:

175103

COMPARABLE SALES

Rate

Parcel ID

Typ

Date

Sale Price

WtAv\$/SQ:

AvRate:

Ind.Val

Juris. Factor:

1.00

Before Depr:

134.32

Special Features:

0

Val/Su Net:

104.29

Final Total:

175100

Val/Su SzAd

193.91

PARCEL ID

090.0-0002-0017.A

MOBILE HOME

Make:

Model:

Serial #

Year:

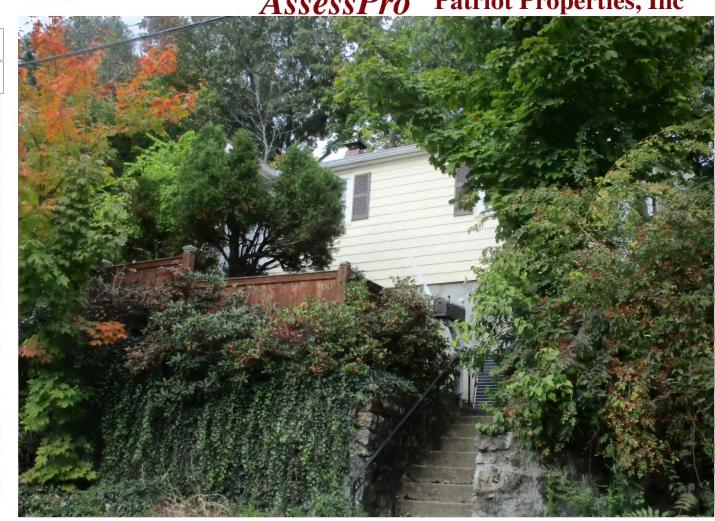
Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	20X6	A	AV	2000	14.33	T	15.2	101			1,500			1,500
22	Wood Deck	D	Y	1	10X12	A	AV	2000	14.33	T	15.2	101			1,500			1,500

SKETCH

--	--	--	--	--	--	--	--	--	--	--	--

IMAGE**AssessPro Patriot Properties, Inc**